

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS  
MINUTES OF THE MEETING OF

August 19, 2005

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Kim Murry, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of August 19, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

**PUBLIC COMMENT PERIOD**

None

**CONSENT AGENDA:**

None

**NON-HEARING ITEMS:**

1. This being the time set for hearing to consider a request by **GLENN CAREY** for a Minor Use Permit/Coastal Development Permit to allow a 425 square foot addition of a den, bathroom, and bedroom to the rear of the existing 2,138 square foot single family residence. The project will result in the disturbance of approximately 425 square feet of a 17,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1360 Warren Road in the community of Cambria, in the North Coast planning area. This project is exempt under CEQA. **County File No: DRC2004-00257.** APN: 023-035-006. Supervisorial District: 2. Date Accepted: July 8, 2005. Ryan Hostetter, Project Planner.

**MINUTES:**

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through M in Exhibit A and subject to Conditions 1 through 16 in Exhibit B. (Document No. 2005-127)

2. This being the time set for hearing to consider request by **JEFF AND KAREN CEDERBERG** for a Minor Use Permit/Coastal Development Permit to allow a 640 square foot expansion of a single-family residence including an expanded living room, entry, bathroom, and study. The project will result in no disturbance to the 9,000 square foot parcel. The proposed project is within the Residential Single-Family land use category located at 2618 Rodman Drive, in the community of Los Osos, in the Estero planning area. This project is exempt under CEQA. **County File No: DRC2004-00273.** APN: 074-481-027. Supervisorial District: 2. Date Accepted: July 8, 2005. Ryan Hostetter, Project Planner.

**MINUTES:**

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 9 in Exhibit B. (Document No. 2005-128)

3. This being the time set for hearing to consider a request by **TONY AND ELIZABETH PARSI** for a Minor Use Permit/Coastal Development Permit to allow the demolition of an existing 600 square foot garage and construction of an approximately 720 square foot garage with a 600 square foot guesthouse above. The project will result in the disturbance of approximately 1,200 square feet of a 16,380 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 420 Chiswick Drive in the community of Cambria, in the North Coast planning area. This project is exempt under CEQA. **County File No: DRC2004-00258.** APN: 013-351-043 & -044. Supervisorial District: 2. Date Accepted: July 18, 2005. Martha Neder, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through N and subject to Conditions 1 through 22 in Exhibit B. (Document No. 2005-129)

4. This being the time set for hearing to consider a proposal by **JACK BRACKETT** for a Minor Use Permit/Coastal Development Permit to allow grading for a recreational vehicle / trailer storage yard. The project will result in the disturbance of approximately 3.06-acres of a 33.42-acre parcel. The proposed project is within the Industrial land use category and is located at 2251 Gasoline Alley (approximately 500 feet south of Highway 1) in the Village of Callender Garrett in the South County (Coastal) planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project, pursuant to Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Aesthetics and Air Quality and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). **County File No: DRC2004-00092.** APN: 091-341-049. Supervisorial District: 4. Date Accepted: January 18, 2005. Murry Wilson, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Others: Anna Negranti, business owner.

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G and subject to Conditions 1 through 18 in Exhibit B. (Document No. 2005-130)

5. This being the time set for hearing to consider a request by **NORMAN EVANS** for a Minor Use Permit/Coastal Development Permit to allow a demolition of a single family residence, detached garage and garden walls. The project will result in the disturbance of approximately 2,500 square feet of an 8,750 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 404 Huntington Drive in the community of Cambria, in the North Coast planning area. This project is exempt under CEQA. **County File Number: DRC2004-00238.** APN: 022-313-031. Supervisorial District: 2. Accepted Date: July 6, 2005. Murry Wilson, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through M in Exhibit A and subject to Conditions 1 through 11 in Exhibit B. (Document No. 2005-131)

6. This being the time set for hearing to consider a request by **DONALD AND MARY DASCOMB** for a Minor Use Permit/Coastal Development Permit to allow an addition to an existing single-family residence creating a 1,689 square foot residence. The project will result in the disturbance of approximately 2,500 square feet of a 3,091 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 47 21<sup>st</sup> Street in the community of Cayucos in the Estero planning area. This project is exempt under CEQA. **County File Number: DRC2004-00210.** APN: 064-234-019. Supervisorial District No. 2. Date Accepted: June 16, 2005. Murry Wilson, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Others: Kim Brown, agent.

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through K in Exhibit A and subject to Conditions 1 through 17 in Exhibit B. (Document No. 2005-132)

7. This being the time set for hearing to consider a request by **JOHN ALEXANDER** for a Minor Use Permit to allow a pre-1976 mobile home as farm support quarters to be located on the subject site in support of existing aquaculture operations. The project will result in the disturbance of approximately 1,500 square feet of a 185-acre parcel. The proposed project is within the Agriculture land use category and is located at 5020 Villa Creek Road approximately 5 miles north of the community of Cayucos, in the Adelaida planning area. This project is exempt under CEQA. **County File No: DRC2004-00219.** APN: 046-091-038. Supervisorial District: 2. Date Accepted: June 10, 2005. Murry Wilson, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 14 in Exhibit B. (Document No. 2005-133)

8. This being the time set for hearing to consider a request by **ERNEST PLUNKETT** for a Minor Use Permit to allow the placement of a pre-1976 mobile home. Additionally, the applicant is requesting a waiver of the exterior design standards required by Section 22.30.450(E) of the county code for siding, roof material and roof overhangs. The project will result in the site disturbance of 800 square feet on a 2.5-acre parcel. The proposed project is within the Residential Suburban land use category and is located at 5914 Deluz Street, approximately six hundred feet east from the intersection of Deluz Street and Brentwood Street, in the community of California Valley, in the Shandon-Carrizo Planning Area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project, pursuant to

Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address biological resources, population/housing and waste water. **County File No: DRC2004-00168.** APN: 083-471-048. Supervisorial District: 5. Date accepted: March 8, 2005. Nick Forester, Project Manager.

MINUTES:

Hearing Officer:

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 14 in Exhibit B. (Document No. 2005-134)

9. This being the time set for hearing to consider Request by **NICK E. PROKRAJAC** for a Minor Use Permit to allow agricultural processing, including crush press operations and limited bottling of wine. The use is proposed entirely within an existing winery; therefore no site disturbance is anticipated. The proposed project is within the Commercial Service land use category located at 45 Main Street, in the community of Templeton, in the Salinas planning area. This project is exempt under CEQA. **County File No: DRC2004-00245.** APN: 040-291-005. Supervisorial District: 1. Date Accepted: June 21, 2005. Nick Forester, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 9 in Exhibit B. (Document No. 2005-135)

10. This being the time set for hearing to consider a request by **ULRICH RENFURM** for a Minor Use Permit to allow construction of an 854 square foot residence with a 400 square foot attached garage on a 7,200 square foot lot with an existing single-family residence. The project will result in the disturbance of approximately 6,400 feet of a 7,200 square foot parcel. The proposed project is within the Residential Multi-Family land use category located at 2447 Beach Street in Oceano, in the San Luis Bay (Inland) planning area. This project is exempt under CEQA. **County File No: DRC2004-00136.** APN: 062-131-018. Supervisorial District 4. Date Accepted: July 7, 2004. Marsha Lee, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Others: Ulrich Renfurm, applicant.

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through F in Exhibit A and subject to conditions 1 through 14 in Exhibit B. (Document No. 2005-136)

11. This being the time set for hearing to consider a request by **D. CORNELL AND CATHY MALLORY** for a Minor Use Permit to allow modification of the limitation on the maximum distance requirement of a secondary dwelling from a primary dwelling from 250 feet to approximately 440 feet to allow a 1,200 square foot secondary dwelling. The proposed project is within the Residential Rural land use category and is located at 1020 Patricio Lane,

approximately three miles north west of the community of Nipomo, in the South County (Inland) planning area. This project is exempt under CEQA. **County File No: DRC2004-00225.** APN: 091,283,068. Supervisorial District: 4. Date Accepted: May 13, 2005. Stephanie Fuhs, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2005-137)

HEARING ITEMS:

12. This being the time set for hearing to consider a request by **GEORGE DONATI/PARAGON VINEYARDS COMPANY** for a Lot Line Adjustment to adjust the lot lines between two parcels of 161.5 and 237.4 acres each. The adjustment will result in two parcels of 161.5 and 237.4 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category located at 4915 Orcutt Road, approximately four miles south of the City of San Luis Obispo in the San Luis Obispo (Rural) planning area. This project is exempt under CEQA. **County File No: SUB2004-00295/COAL05-0089.** APN: 044,051,030 and 044,041,009. Supervisorial District 4. Date Accepted: May 4, 2005. Stephanie Fuhs, Project Manager.

MINUTES:

Hearing Officer: Kim Murry

Kami Griffin, staff, has no additional comments regarding the Staff Report.

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2005-138)

There being no further business to discuss, the hearing is adjourned.

Respectfully submitted,  
Mary Velarde, Secretary  
Planning Department Hearings